

ORDINANCE NO. 4116

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A FOOD TRUCK PARK AND PRIVATE CLUB AND APPROVAL OF A SPECIAL DEVELOPMENT PLAN TO MODIFY THE DEVELOPMENT STANDARDS OF THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR A FOOD TRUCK PARK ON A 0.21-ACRE LOT LOCATED AT 522 BISHOP AVENUE, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 15-05).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, to grant a change in zoning to grant a Special Permit for a food truck park and private club and approval of a Special Development Plan to modify the development standards of the Main Street/Central Expressway Form Based Code for a food truck park on a 0.21-acre lot located at 522 Bishop Avenue, Richardson, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Property shall be used and developed in accordance with the development regulations set forth below:

1. A Special Permit shall be granted for a food truck park and a private club in conjunction with a food truck park as depicted on the concept plan attached as Exhibit "B" and made a part thereof.
2. The food truck park and private club shall be constructed in substantial conformance with the concept plan and building/sign elevations attached as Exhibit "C", and made a part hereof.
3. The food truck park shall be allowed to operate from the hours of 11:30 a.m. until 8:30 p.m. on Sunday through Thursday. The food truck park shall be allowed to operate from the hours of 11:30 a.m. to 11:59 p.m. on Fridays and Saturdays. The private club shall be prohibited from operating when the food truck park is not in operation.
4. A Special Development Plan as allowed in The Main Street/Central Expressway Form Based Code shall be approved in conformance with Exhibit "B" and Exhibit "C" and allow the following deviations to the standards set forth in The Main Street/Central Expressway Form Based Code:
 - a. The minimum building frontage build out requirement along Bishop Avenue shall be 52%.
 - b. The dumpster and associated screening wall shall be allowed within the 10-foot side and rear setbacks.
 - c. A minimum of two (2) on-street parking spaces shall be required on Bishop Avenue, adjacent to the subject property. Off-street parking spaces shall not be required.
 - d. Up to 100% of the exterior walls of the bar building and restroom building may be constructed of metal panels or may be constructed in conformance with The Main Street/Central Expressway Form Based Code.
 - e. A pole sign shall be allowed in the location as shown on Exhibit "B" and in substantial conformance with Exhibit "C".

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same

shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 11th day of May, 2015.



APPROVED AS TO FORM:

Peter G. Smith

CITY ATTORNEY
(PGS:5-6-15:TM 71485)

APPROVED:

Laura Dan

MAYOR

CORRECTLY ENROLLED:

Aimee Renee

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-05

BEING a 0.21-acre tract of land situated in the W.D. Reed Survey Survey, Abstract No. 1255, Dallas County, Texas; said tract being all of Lot 12, Block 4, North Richardson Addition, an addition to the City of Richardson, Texas according to the plat recorded in Volume 1, Page 225 of the Records of Dallas County, Texas, recorded on July 12, 1909.

PROJECT DESCRIPTION:

THE PROJECT IS TO CONVERT AN EXISTING, ONE-STORY HOUSE INTO OFFICE SPACES AND ALSO CONVERT THE YARD SPACES INTO A FOOD TRUCK PARK.

NOTES:

- 01 ALLOW DUMPSTER SCREENING ENCLOSURE WITHIN 10'-0" REAR YARD SETBACK AND 10'-0" SIDE YARD SETBACKS [MIN. 10'-0" SETBACK PER IIA.7.E.II.]
- 02 ALLOW EACH EXTERIOR WALL FOR THE BAR / RESTROOMS TO BE 100% METAL PANELS [MAX. 35% ALLOWED PER IIA.6.e]
- 03 ALLOW 52% BUILDING FRONTAGE BUILDOUT FOR EXISTING BUILDING [MIN. 80% REQUIRED PER IIA.4.d]

BUILDING STANDARDS:

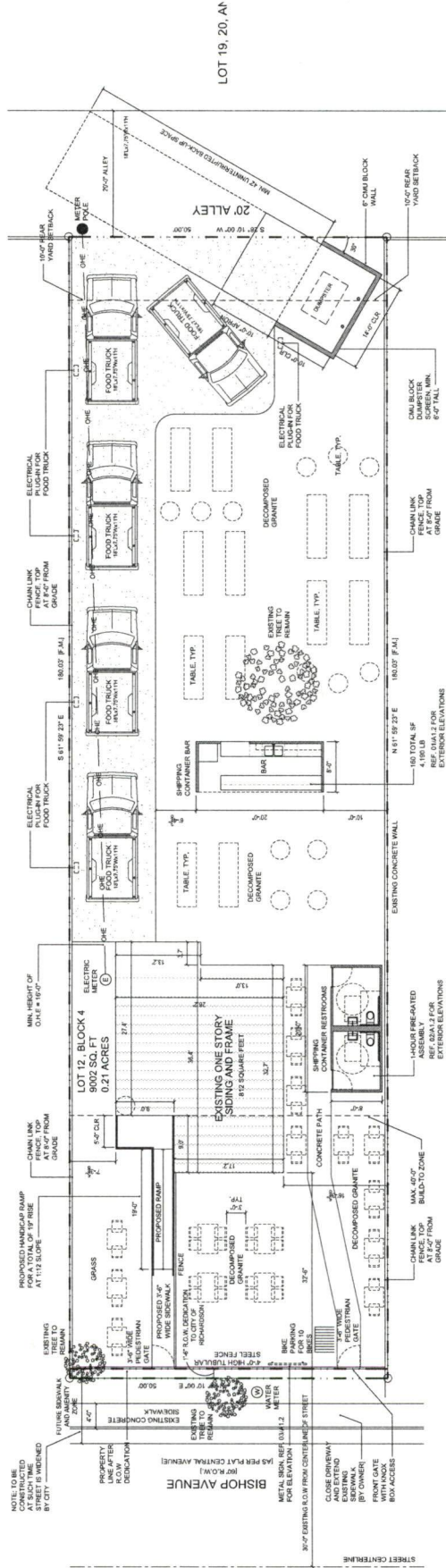
REQUIRED
 BUILD-TO-ZONE: 0' - 40'
 BUILDING FRONTAGE BUILD-OUT: MIN. 80% OF WIDTH
 REAR SETBACK: MIN. 10'
 INTERIOR SIDE SETBACK: MAX. 20'
 PRINCIPAL BUILDING HEIGHT: MAX. 27'
 GROUND FLOOR SIZE: MAX. 10,000 SF
 REQUIRED PARKING: 6 SPACES REQUIRED BASED ON OUTDOOR DINING AREA

PROVIDED
 31' - 40'
 APPROX. 92% [EXCEPTION REQ.]
 >10' [EXCEPTION REQ. FOR DUMPSTER AND WALL WITHIN 10' OF REAR PROPERTY LINE]
 <20' [EXCEPTION REQ. FOR DUMPSTER AND WALL WITHIN 10' OF SIDE PROPERTY LINE]
 OFFICE HEIGHT: 14'-6"
 BAR + RESTROOM BUILDING HEIGHT: 8'-0"
 2 ON-STREET SPACES

PROJECT SUMMARY:

- EXISTING ZONING: PD-ORD 4097
- PROPOSED ZONING: SPL PERMIT FOR FOOD TRUCK PARK W/ SPECIAL DEVELOPMENT PLAN FOR MODIFIED DEVELOPMENT STANDARDS
- LOT AREA: 9,002 SF (0.21 ACRES)
- BUILDING AREA: 812 [OFFICE BUILDING] + 320 [BAR + RESTROOM] = 1,132 SF TOTAL
- PARKING REQUIRED: 0 PROVIDED, 2 ON-STREET
- BUILDING HEIGHT (BOTH): 14'-6", ONE-STORY [OFFICE BUILDING] 8'-0", ONE-STORY [BAR, ONE-STORY [RESTROOMS]
- OCCUPANCY LOAD = 150 PEOPLE MAXIMUM ON-SITE

LOT 13, 14, AND 15



SCALE: 1/8" = 1'-0"



SITE PLAN 01

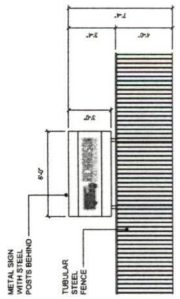


RICHARDSON
 FOOD TRUCK PARK

RICHARDSON FOOD TRUCK PARK
 522 BISHOP AVENUE RICHARDSON, TEXAS 75081
 GROSS LOT SIZE: .21 ACRES

CONTACT:
 MICHELLE CHESNEY
 T 214.738.1396

ZONING EXHIBIT
 DATE: 14 APRIL 2015
A1.0
 SITE PLAN



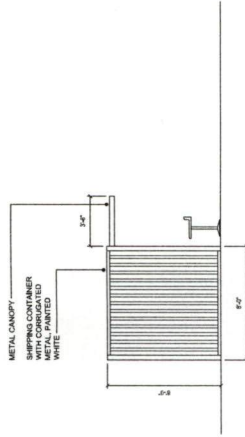
SIGN ELEVATION

SCALE: 1/4" = 1'-0"

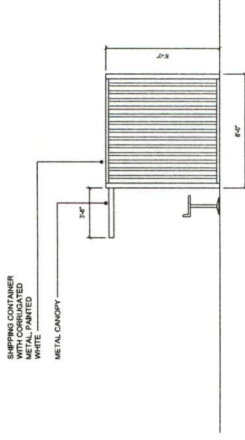
SIGN ELEVATION 03

NOTES:

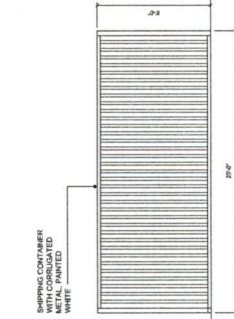
01 ALLOW EACH WALL TO BE 100% METAL PANELS [MAX. 35% ALLOWED PER IIA.6.e]



NORTH ELEVATION

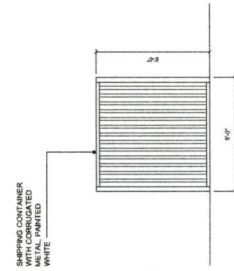


SOUTH ELEVATION

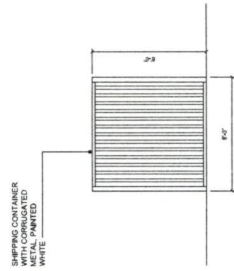


SOUTH ELEVATION

* NOTE:
ALL WALLS AND CEILINGS SHALL BE METAL PANELS. METAL PANELS SHALL BE 45 MINUTE FIRE-RATED.



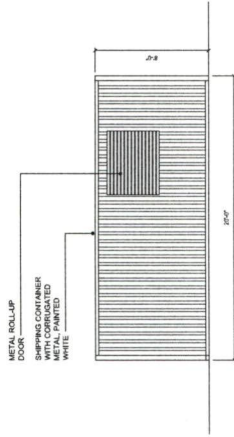
EAST ELEVATION



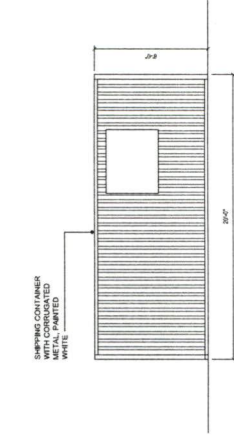
WEST ELEVATION

SCALE: 1/4" = 1'-0"

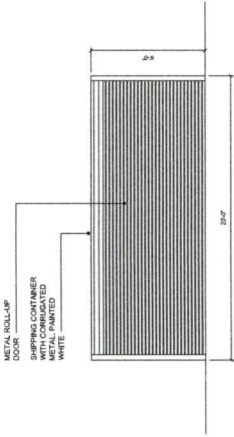
SHIPPING CONTAINER RESTROOM ELEVATIONS 02



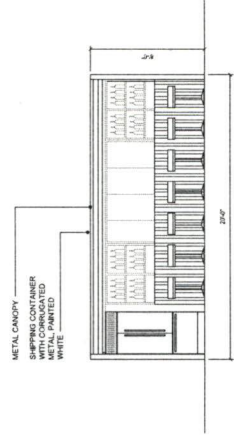
EAST ELEVATION WITH ROLL-UP DOOR CLOSED



EAST ELEVATION WITH ROLL-UP DOOR OPEN



WEST ELEVATION WITH ROLL-UP DOOR CLOSED



WEST ELEVATION WITH ROLL-UP DOOR OPEN

SCALE: 1/4" = 1'-0"

SHIPPING CONTAINER BAR ELEVATIONS 01



RICHARDSON FOOD TRUCK PARK
522 BISHOP AVENUE RICHARDSON, TEXAS 75081
GROSS LOT SIZE: .21 ACRES

CONTACT:
MICHELLE CHESNEY
T 214.738.1396

ZONING
EXHIBIT

DATE: 29 MARCH 2015

A1.2
BAR AND RESTROOMS

Exhibit C - Part of Ordinance